



**MEMORANDUM**

**TO:** District of Columbia Zoning Commission

**FROM:** Jennifer Steingasser, Deputy Director  
Development Review and Historic Preservation

**SUBJECT:** Supplemental Report on Applicant Refined Conditions Filing of November 30, 2006  
Revised Application for Zoning Commission Case No.06-10  
Consolidated and Preliminary Planned Unit Development and Map Amendment for  
proposed “Art Place and Shops at Fort Totten”

**DATE:** December 7, 2009

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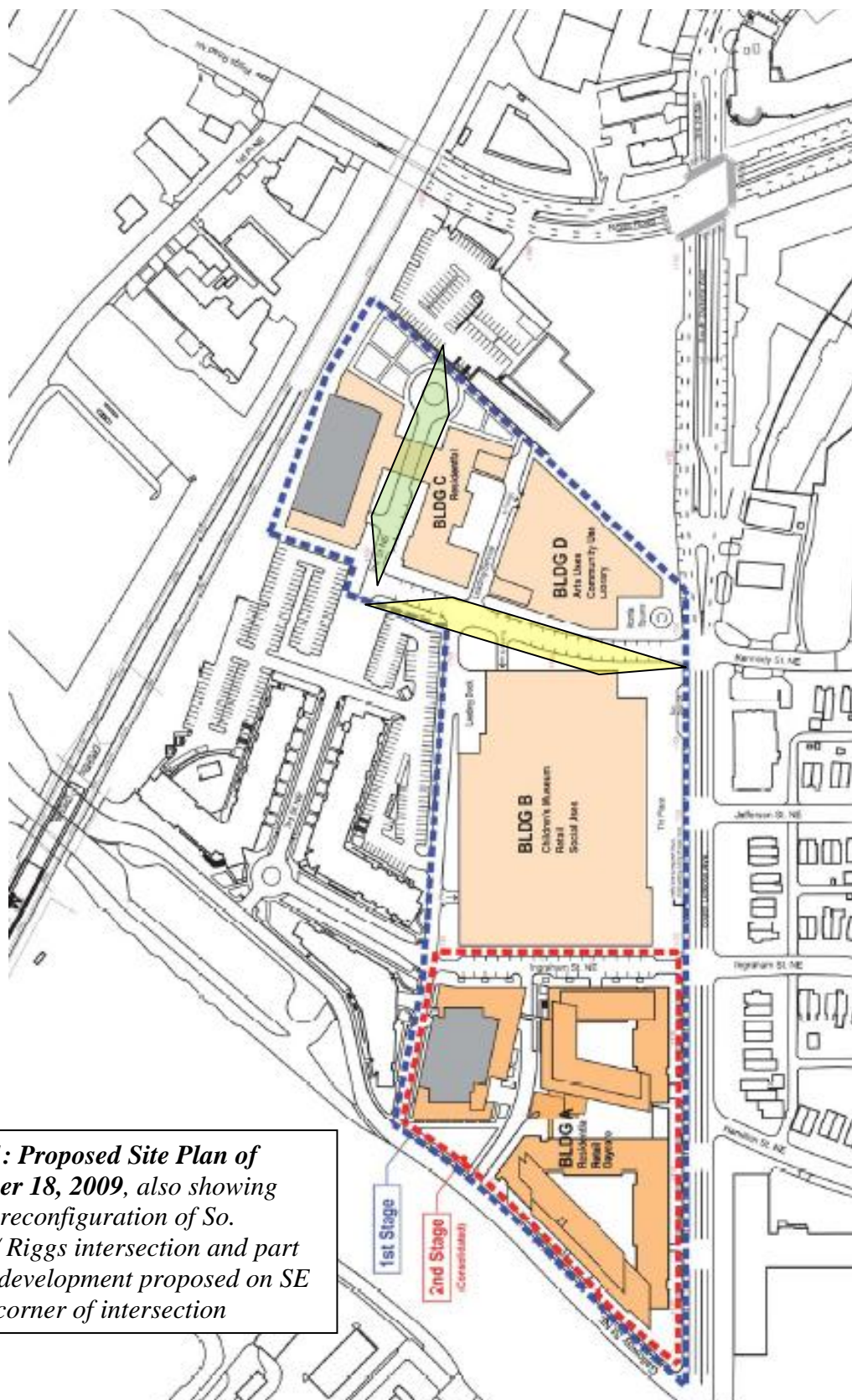
After several discussions with the Office of Planning (OP) and the Office of the Attorney General (OAG), the applicant has submitted the revised draft conditions, appended chart, and tenant relocation plan that were requested by the Zoning Commission at its November 9, 2009 hearing.

The documents clarify the benefits proffered and satisfactorily reflect those proffers in the proposed conditions. OP has no remaining concerns about the draft order as it pertains to the Consolidated PUD, and **recommends that the Commission give final approval to Application No. 06-10.**

OP will work with the applicant during the Second Stage PUD process to clarify some relatively minor concerns within the Preliminary PUD that have no direct bearing on the Consolidated PUD. They include the responsibility for realignment and construction of Kennedy Street (shaded yellow in Figure 1 on page 2 of this report); the extension of 3<sup>rd</sup> Street (shaded green in Figure 1); and a possible public easement over that extension.

JLS // Stephen Cochran, project manager





**Figure 1: Proposed Site Plan of September 18, 2009, also showing planned reconfiguration of So. Dakota / Riggs intersection and part of other development proposed on SE and NE corner of intersection**